



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: April 6, 2021

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: , Jim Feeney, Bob Jefferson, John Maher, Peter Martini, Greg Walters, Bret Lambert, Bill Hayner , Michael Rademacher, Allen Reedy

Guests: Steve Kirby, Josh Sydney, David Steeves, Jeff Alberti, Mike Dupuis(Commodore), Scott Garon (Commodore); Timur Yontar (Chair, Capital Planning Committee)

The Chairman called the meeting to order at 7:00 PM.

#### TOWN YARD PROJECT

The Chairman outlined the status of the project in regards the bids coming in higher than the available funds in the budget. Mr. Alberti reviewed how and why the bids came in so much higher than anticipated. Much of the reason relates to the pandemic. Raw material costs have risen very substantially. Some have increased by as much as 35% in 5 months. Lumber has doubled in price in one year. Many factories have pulled back on production. There have been major disruptions in supply chains. In general the average square foot price for public work projects is skyrocketing. There has been increase in the scope of the project. At the time of the bid the drawings had not yet been completed and the full extent of the work therefore was not yet fully realized. The Conservation Commission added some work to the project. It was subsequently determined that a portion of the culvert would need to be replaced not just repaired. There was a substantial variance in the estimates. The projected project cost is now \$4,988,826 over budget. Mr. Alberti provided a slide presentation going into these matters in more detail.

The project team has attempted to bring value engineering to bear on several items. By reducing scope creep and utilizing alternate materials and systems approximately \$1.8 million can be saved without reducing the scope of the project. The additional money over budget represent scope and programmatic reductions. The logical areas to consider for deferment or elimination would be to Building C and D and the culvert. It was the consensus of the committee at this time that the entire project should be completed at some point and not abandoned in whole or in part.

An invoice from Sydney Project Management in the amount of \$119,524.03 for project management services was unanimously approved on a roll call vote having been moved by Maher seconded by Hayner.

## CENTRAL SCHOOL

Mr. Kirby gave an update on the progress of the work. First floor work continues with a principal focus on the kitchen area. Work continues on the East entrance and the crawl space as is work on the North entrance and bollards adjoining same. Eversource has determined that in regard to the switch gear matter it needs to replace its transformer and this matter will be further delayed until that is accomplished. He showed photos of the ongoing work. He stated that the project was still on budget. However the most recent schedule of the contractor shows a completion date of June or July well past the original completion date in May, 2021. The project is about 65% complete. Change Order 10 was unanimously approved in the amount of \$21,239.70 on a roll call vote having been moved by Hayner seconded by Martini. It included:

- Movable Partition Revisions - \$ 7,490;
- Door 105C - \$ 3,383;
- Door Hardware - \$ 2,489;
- CUH #5 - \$ 1,240.70;
- Room G23 Sidewall Diffusers - \$ 1,057.60;
- Stair 3 SMOke Detectors - \$ 1,420.13;
- Mechanical Room Shed - \$ 4,157.55.

## HOUSEKEEPING

The minutes of the March 16, 2021 meeting were unanimously approved on a roll call vote having been moved by Jefferson seconded by Lambert.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 9:43 PM and it was unanimously voted.

Respectfully Submitted,  
John F. Maher, Clerk